

PETITION FOR ZONING VARIANCE 479
87-82-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3-B (211.3, 301.1) to permit a carport setback of 3' in lieu of the required 6 feet and to close in the rear wall in lieu of the required open on all sides

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. Structure will allow demolition of metal storage shed which is in a deteriorated condition.
2. Structure will enhance the overall aesthetics of the neighborhood by removing a vehicle from the front yard.
3. Structure will allow property to blend with adjacent houses with Garage and Car Ports.
4. Structure will help alleviate a water ponding condition at the side of the existing building
Property is to be posted and advertised as prescribed by Zoning Regulations.
1. or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser: Legal Owner(s):
(Type or Print Name) JOHN J. PIRONIS
Signature ALISE PIRONIS
Address 1516 National Road
City and State Baltimore, Md. 21234
Attorney for Petitioner: 1516 National Road 866-8095
(Type or Print Name) Address Phone No.
Signature Baltimore, Md. 21234
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No. Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of September, 1986, at 10:45 o'clock P.M.
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986

THE JEFFERSONIAN,

Susan Stedman Abbott
Cost of Advertising
24.75

Zoning Description for Alise and John Pironis

Book OTG #31 Folio 138 Liber 5046 Page 8088 1969

Beginning on the southwest side of National Road 50' Wide at the distance of 431.95 feet northeast and northwest of the center line of Sagamore Road, being Lot #14 Block G as shown on plat entitled Plat 369 High Point addition which Plat is duly recorded among the Land Records of Baltimore County in reference Plat Book OTG #31 Folio 138.

The improvement thereon being known as 1516 National Road containing .20 acre.

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SW/S of National Road, * DEPUTY ZONING COMMISSIONER
431.95' NE and NW of the c/l * OF BALTIMORE COUNTY
of Sagamore Road *
(1516 National Road) *
14th Election District *
John J. Pironis, et ux * Case No. 87-82-A
Petitioners *
* * * * *

The Petitioners herein request a zoning variance to permit a carport setback of 3 feet in lieu of the required 6 feet and to close in the rear wall in lieu of the required open on all sides.

Testimony by the Petitioners indicates that they propose to construct a 13' x 25' carport with an enclosed rear wall designed to provide storage area of 5' in depth (i.e. 5' x 25' of storage space). The construction would be masonry and wood frame, with a maximum height of 2 feet intended at the side knee wall and a roof peak of 12 feet, all designed to blend in with the existing dwelling and neighborhood. Most other houses in the neighborhood have carports or garages. It is anticipated that the construction will alleviate water and icing problems from the adjacent retaining wall, which has three drains onto the site.

The adjacent neighbor testified in protest. Her concern is the distance between her home and the proposed carport.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of September 1986, that the herein request for a zoning variance to permit a carport setback of 3 feet and to close in the rear wall, in

accordance with the plan submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, subject, however to the following restrictions:

- 1) The roof peak of the carport shall not exceed 12 feet.
- 2) No side knee wall shall be constructed.
- 3) The depth of the storage area shall not exceed 5 feet.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCES
14th Election District
Case No. 87-82-A
LOCATION: Southwest Side of National Road, 431.95 feet Northeast and Northwest of the Centerline of Sagamore Road (1516 National Road)
DATE AND TIME: Tuesday, September 9, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a carport setback of 3 feet in lieu of the required 6 feet and to close in the rear wall in lieu of the required open on all sides

Being the property of John J. Pironis, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of National Rd., 431.95' NE :
and NW of C/L of Sagamore Rd. : OF BALTIMORE COUNTY
(1516 National Rd.), :
14th District :
JOHN J. PIRONIS, et ux, : Case No. 87-82-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John J. Pironis, 1516 National Road, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. & Mrs. John J. Pironis
1516 National Road
Baltimore, Maryland 21234

RE: Petition For Zoning Variance
SW/S of National Road,
431.95' NE and NW of the c/l
of Sagamore Road
14th Election District
Case No. 87-82-A

Dear Mr. & Mrs. Pironis:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted, in part, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JEAN M. H. JUNG

Attachments

cc: Ms. Judy Kukar
1516 National Road
Baltimore, Maryland 21234

People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 3, 1986

Mr. John J. Pironis
Mrs. Alise Pironis
1516 National Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
SW/8 of National Rd., 431.95' NE and NW
of the c/l of Sagamore Rd.
(1516 National Rd.)
14th Election District
John J. Pironis, et ux - Petitioners
Case No. 87-82-A

Dear Mr. and Mrs. Pironis:

This is to advise you that \$69.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

Mr. John J. Pironis
Mrs. Alise Pironis
1516 National Road
Baltimore, Maryland 21234

July 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/8 of National Rd., 431.95' NE and NW
of the c/l of Sagamore Rd.
(1516 National Rd.)
14th Election District
John J. Pironis, et ux - Petitioners
Case No. 87-82-A

TIME: 10:45 a.m.
DATE: Tuesday, September 9, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119803

DATE: 7/25/86 ACCOUNT: 01-115-000
AMOUNT: \$ 25.00

RECEIVED FROM: John J. Pironis
FOR: Variance # 479

VALIDATION OR SIGNATURE OF CASHIER

87-82-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of July, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: John J. Pironis, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 21, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A,
87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A,
87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A,
87-113-A and 87-114-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

Mr. John J. Pironis
1516 National Road
Baltimore, Maryland 21234

RE: Item No. 479 - Case No. 87-82-A
Petitioner: John J. Pironis, et ux
Petition for Variance

Dear Mr. Pironis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not information will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kwb

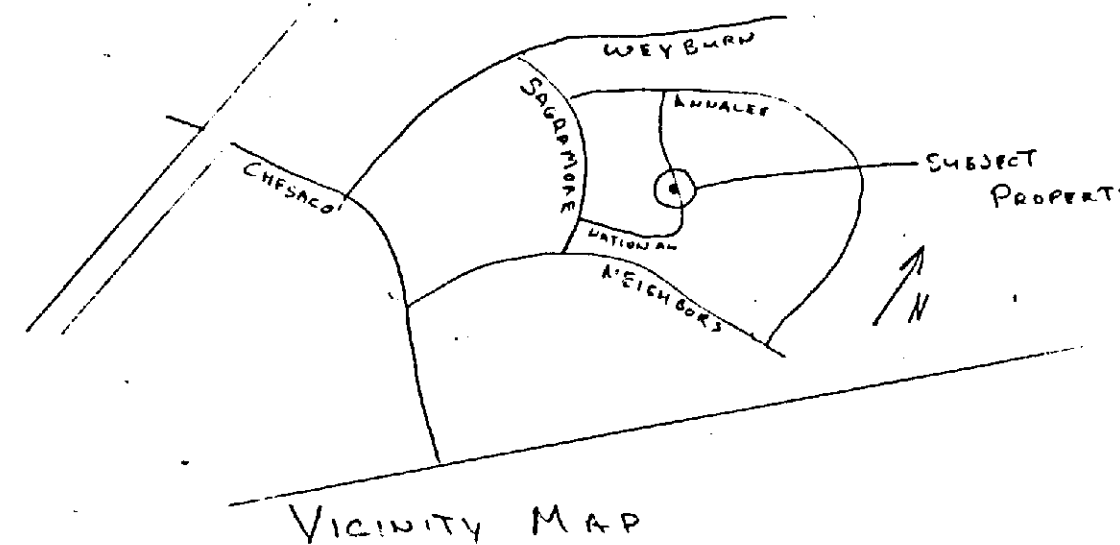
Enclosures

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 7/25/86
Posted for: Variance
Petitioner: John J. Pironis, et ux
Location of property: SW/8 of National Rd., 431.95' NE and NW of the c/l of Sagamore Rd.
Location of Signs: 1516 National Rd.
Remarks: Petitioner's signature
Posted by: *[Signature]* Date of return: 7/25/86
Number of Signs: 1

PLAT FOR ZONING VARIANCE
OWNER: ALISE PIRONIS & JOHN PIRONIS
DISTRICT 14 ZONED DR-5
SUBDIVISION HIGH PT
LOT 14 BLK 2 BOOK NO 31 FOLIO 128
EXISTING UTILITIES IN NATIONAL RD
SCALE 1"=



CERTIFICATE OF PUBLICATION

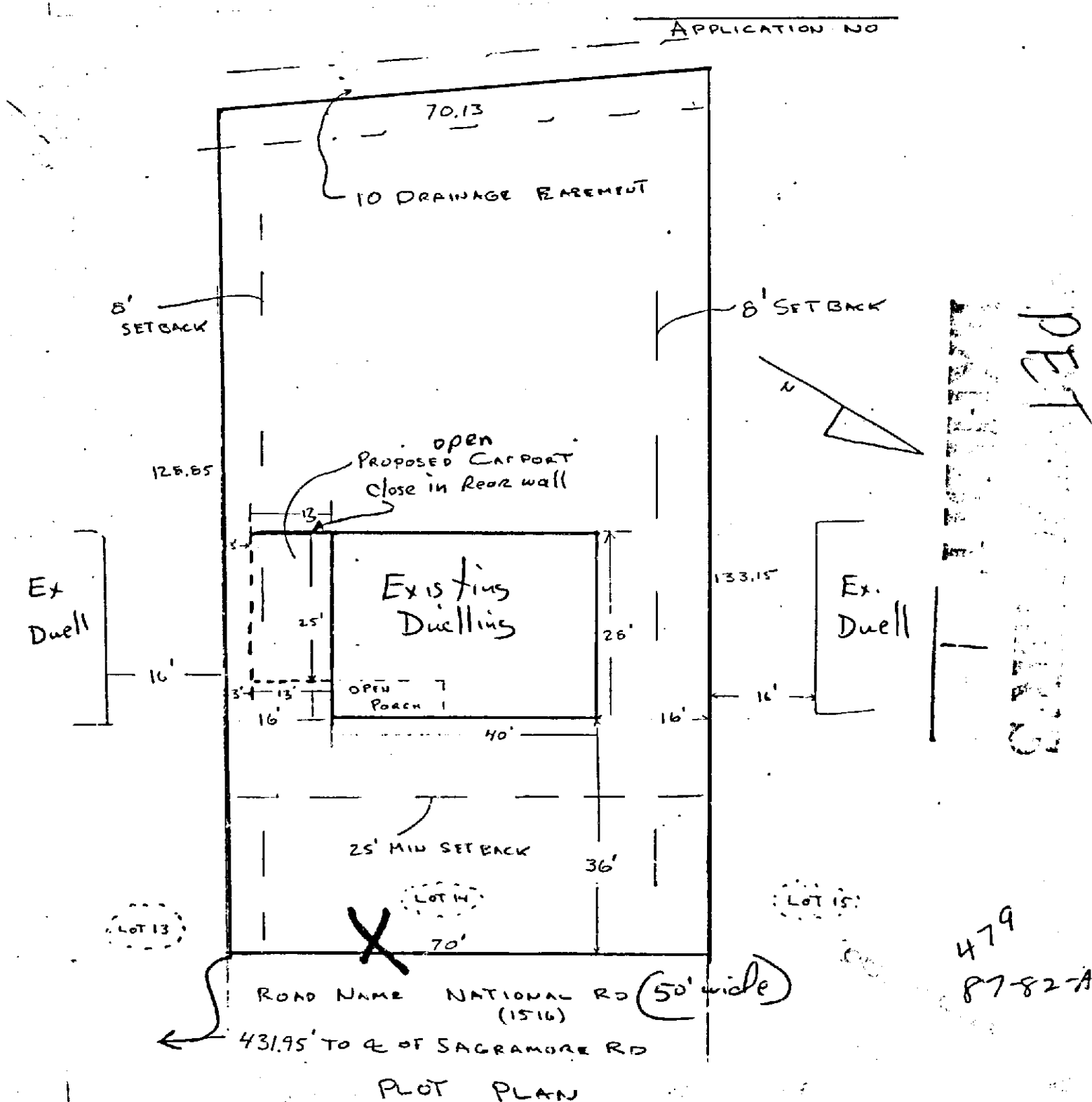
OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 August 21, 1986

THIS IS TO CERTIFY that the annexed advertisement of Arnold Jablon in the matter of zoning Hrgs. Case # 87-82-A - P.O. #79060 - Reg. #L92777 - 74 lines @ \$29.60, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 22nd day of August 1986; that is to say, the same was inserted in the issues of Aug. 21, 1986

Kimbel Publication, Inc.
per Publisher.

By *[Signature]*



Plot 1

PETITION FOR ZONING VARIANCES
14th Election District
Case No. 87-82-A
CAUTION: Southwest Side of National Road, 431.95 feet Northeast and Northwest of the Centerline of Sagamore Road (1516 National Road)
DATE AND TIME: Tuesday, September 9, 1986, at 10:45 a.m.
PUBLIC HEARING: Room - 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing.
Petition for Zoning Variance to permit a carpeted section of 3 feet in lot, at the required 8 feet and to close in the rear wall in lieu of the required open on all sides.
Along the property of John J. Pironis, et ux, as shown on plat plan filed with the Zoning Office.
In the event that the petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 476, 477, 478, 479, 480, 481, and 482.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson Maryland 21204

RE: Property Owner: John J. Pironis, et ux
Location: SW/S National Road, 431.95 ft. NE & NW of the centerline of Sagamore Rd.
Item No.: 479 Zoning Agenda: Meeting of July 8, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Joe Kelly 7-15-86* Noted and Approved: *John F. O'Hall*
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 479 Zoning Advisory Committee Meeting are as follows:

Property Owner: John J. Pironis, et ux
Location: SW/S National Road, 431.95 feet NE and NW of c/l of Sagamore Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permeable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

L/22/86

PETITION FOR ZONING VARIANCE 479
87-82-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3-B (211.3, 301.1) to permit a carport setback of 3' in lieu of the required 6 feet and to close in the rear wall in lieu of the required open on all sides

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. Structure will allow demolition of metal storage shed which is in a deteriorated condition.
2. Structure will enhance the overall aesthetics of the neighborhood by removing a vehicle from the front yard.
3. Structure will allow property to blend with adjacent houses with Garage and Car Ports.
4. Structure will help alleviate a water ponding condition at the side of the existing building
Property is to be posted and advertised as prescribed by Zoning Regulations.
1. or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser: Legal Owner(s):
(Type or Print Name) JOHN J. PIRONIS
Signature ALISE PIRONIS
Address 1516 National Road
City and State Baltimore, Md. 21234
Attorney for Petitioner: 1516 National Road 866-8095
(Type or Print Name) Address Phone No.
Signature Baltimore, Md. 21234
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No. Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of September, 1986, at 10:45 o'clock P.M.
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986

THE JEFFERSONIAN,

Susan Stedman Abbott
Cost of Advertising
24.75

Zoning Description for Alise and John Pironis

Book OTG #31 Folio 138 Liber 5046 Page 8088 1969

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The improvement thereon being known as 1516 National Road containing .20 acre.

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SW/S of National Road, * DEPUTY ZONING COMMISSIONER
431.95' NE and NW of the c/l * OF BALTIMORE COUNTY
of Sagamore Road *
(1516 National Road) *
14th Election District *
John J. Pironis, et ux * Case No. 87-82-A
Petitioners *
* * * * *

The Petitioners herein request a zoning variance to permit a carport setback of 3 feet in lieu of the required 6 feet and to close in the rear wall in lieu of the required open on all sides.

Testimony by the Petitioners indicates that they propose to construct a 13' x 25' carport with an enclosed rear wall designed to provide storage area of 5' in depth (i.e. 5' x 25' of storage space). The construction would be masonry and wood frame, with a maximum height of 2 feet intended at the side knee wall and a roof peak of 12 feet, all designed to blend in with the existing dwelling and neighborhood. Most other houses in the neighborhood have carports or garages. It is anticipated that the construction will alleviate water and icing problems from the adjacent retaining wall, which has three drains onto the site.

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After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of September 1986, that the herein request for a zoning variance to permit a carport setback of 3 feet and to close in the rear wall, in

accordance with the plan submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, subject, however to the following restrictions:

- 1) The roof peak of the carport shall not exceed 12 feet.
- 2) No side knee wall shall be constructed.
- 3) The depth of the storage area shall not exceed 5 feet.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCES
14th Election District
Case No. 87-82-A
LOCATION: Southwest Side of National Road, 431.95 feet Northeast and Northwest of the Centerline of Sagamore Road (1516 National Road)
DATE AND TIME: Tuesday, September 9, 1986, at 10:45 a.m.
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Being the property of John J. Pironis, et ux, as shown on plat plan filed with the Zoning Office.

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ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of National Rd., 431.95' NE :
and NW of C/L of Sagamore Rd. : OF BALTIMORE COUNTY
(1516 National Rd.), :
14th District :
JOHN J. PIRONIS, et ux, : Case No. 87-82-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John J. Pironis, 1516 National Road, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. & Mrs. John J. Pironis
1516 National Road
Baltimore, Maryland 21234

RE: Petition For Zoning Variance
SW/S of National Road,
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14th Election District
Case No. 87-82-A

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If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JEAN M. H. JUNG

Attachments

cc: Ms. Judy Kukar
1516 National Road
Baltimore, Maryland 21234

People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 3, 1986

Mr. John J. Pironis
Mrs. Alise Pironis
1516 National Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
SW/8 of National Rd., 431.95' NE and NW
of the c/l of Sagramore Rd.
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Dear Mr. and Mrs. Pironis:

This is to advise you that \$69.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

Mr. John J. Pironis
Mrs. Alise Pironis
1516 National Road
Baltimore, Maryland 21234

July 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/8 of National Rd., 431.95' NE and NW
of the c/l of Sagramore Rd.
(1516 National Rd.)
14th Election District
John J. Pironis, et ux - Petitioners
Case No. 87-82-A

TIME: 10:45 a.m.
DATE: Tuesday, September 9, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119803

DATE: 7/25/86 ACCOUNT: 01-115-000
AMOUNT: \$ 25.00

RECEIVED FROM: John J. Pironis
FOR: Variance # 479

VALIDATION OR SIGNATURE OF CASHIER

87-82-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of July, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: John J. Pironis, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 21, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A,
87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A,
87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A,
87-113-A and 87-114-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

Mr. John J. Pironis
1516 National Road
Baltimore, Maryland 21234

RE: Item No. 479 - Case No. 87-82-A
Petitioner: John J. Pironis, et ux
Petition for Variance

Dear Mr. Pironis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not information will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kwb

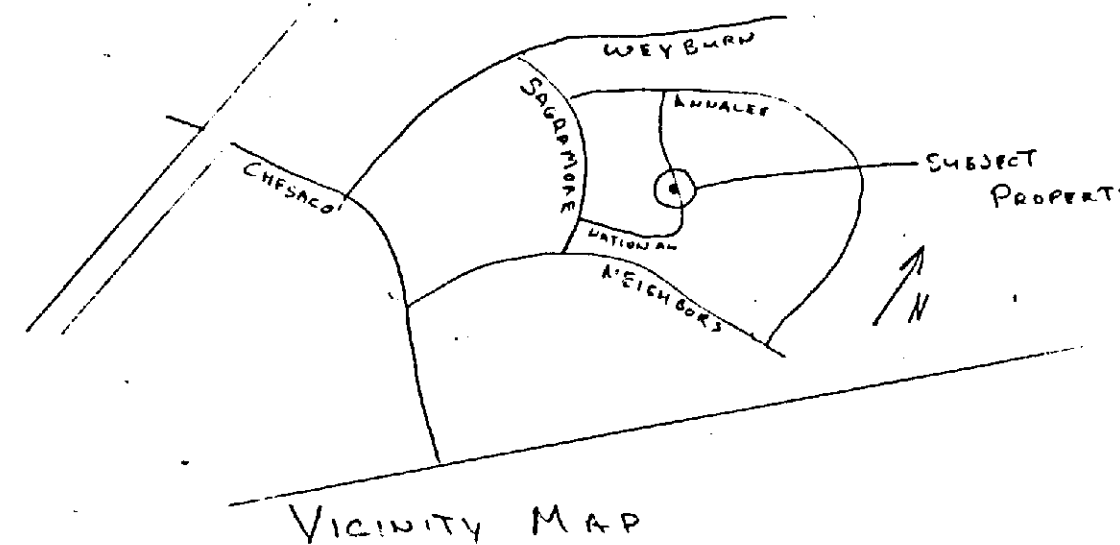
Enclosures

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 7/25/86
Posted for: Variance
Petitioner: John J. Pironis, et ux
Location of property: SW/8 of National Rd., 431.95' NE and NW of the c/l of Sagramore Rd.
Location of Signs: 1516 National Rd.
Remarks: Petitioner's signature
Posted by: *[Signature]* Date of return: 7/25/86
Number of Signs: 1

PLAT FOR ZONING VARIANCE
OWNER: ALISE PIRONIS & JOHN PIRONIS
DISTRICT 14 ZONED DR-5
SUBDIVISION HIGH PT
LOT 14 BLK 2 BOOK NO 31 FOLIO 128
EXISTING UTILITIES IN NATIONAL RD
SCALE 1"=



CERTIFICATE OF PUBLICATION

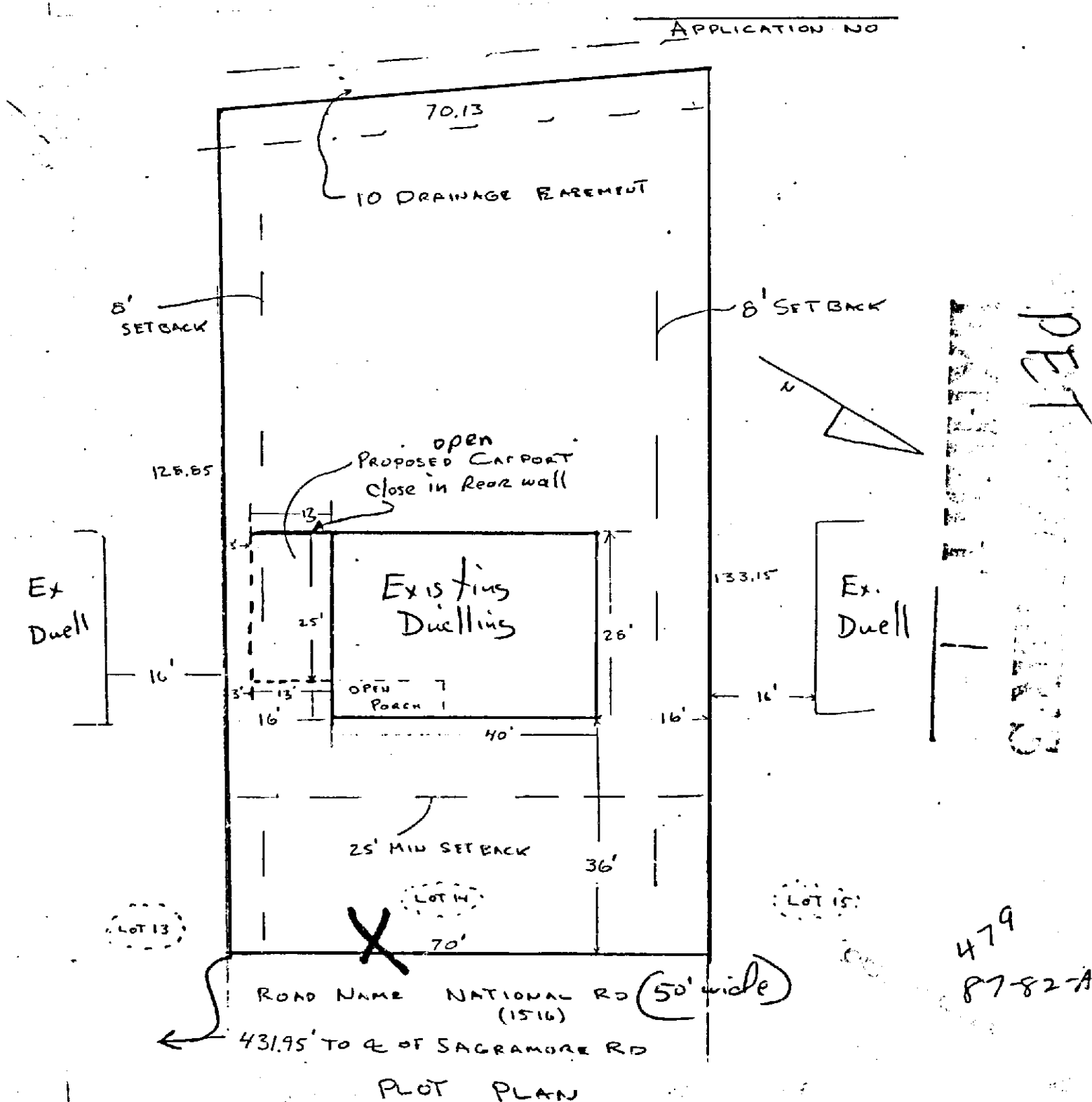
OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 August 21, 1986

THIS IS TO CERTIFY that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. Case # 87-82-A - P.O. #79060 - Reg. #L92777 - 74 lines @ \$29.60, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 22nd day of August 1986; that is to say, the same was inserted in the issues of Aug. 21, 1986

Kimbel Publication, Inc.
per Publisher.

By *[Signature]*



Plot 1

479
87-82-A



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 476, 477, 478, 479, 480, 481, and 482.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: John J. Pironis, et ux
Location: SW/S National Road, 431.95 ft. NE & NW of the centerline of Sagamore Rd.
Item No.: 479 Zoning Agenda: Meeting of July 8, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Joe Kelly 7-15-86* Noted and Approved:
Planning Group
Special Inspection Division

/mb

John F. O'Hall
Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 479 Zoning Advisory Committee Meeting are as follows:

Property Owner: John J. Pironis, et ux
Location: SW/S National Road, 431.95 feet NE and NW of c/l of Sagamore Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permeable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

L/22/86